

Falkirk

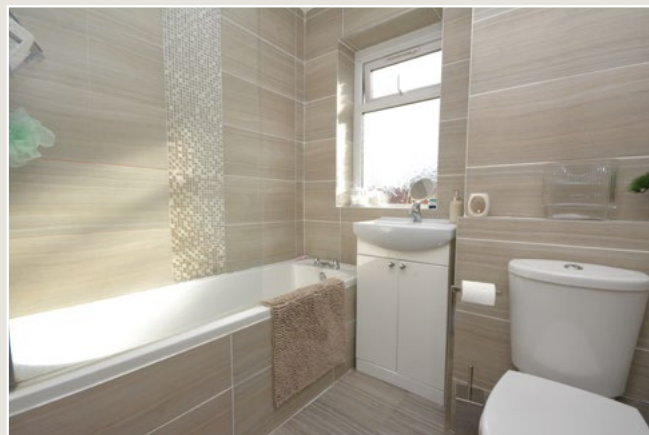
3 Aitken Road



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Camelon
Falkirk
FK1 4EX

Super, modernised lower flat enjoying both the benefit of both a private driveway and enclosed rear gardens. Particular attention is drawn to the side and rear garden which offer delightful outdoor space incorporating patio, shrub border and useful garden storage shed. Externally the property is complimented by an easily maintained walled front garden and stone chipped side driveway providing off-road parking.

Access is through a shared entranceway with private storage cellar off and further access to a shared rear drying area. The reception hallway has feature timber flooring and useful cloaks storage cupboard off. The charming sitting room has a large picture window and focal point fire surround. There are two double sized bedrooms, each of which has fitted robes. The property has been enhanced a refitted kitchen complete with oven, hob and extractor hood. The super, stylish bathroom has feature ceramic tiling throughout, Mira shower and fitted storage. The all-on-the level nature of the accommodation will appeal to both younger and older markets alike. Practical features include double-glazing, electric heating and new roof in 2023. Presented in walk-in condition, immediate viewing is recommended.



Viewing

By appointment please through
Clyde Property Falkirk
01324 881777
falkirk@clydeproperty.co.uk

Price Offers Over £88,000

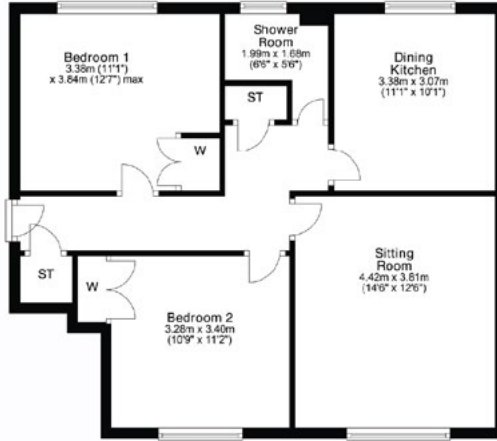
EER Rating

Band E

Property Ref

WD4991

Accommodation layout & measurements



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Location

Camelon to the west of Falkirk town centre offers an extensive range of shopping, schooling, civic and recreational facilities. Nearby Camelon station provides main line rail links to the cities of Stirling, Edinburgh and Glasgow. The surrounding road and motorway network allows easy access to many central Scottish centres of business including Glasgow, Stirling, Grangemouth and Edinburgh.

Satellite Navigation: Enter the postcode: FK1 4EX



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